



Onondaga County Planning Board

April 27, 2016

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
James Corbett

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 27, 2016.

III. MINUTES

Minutes from April 6, 2016 were submitted for approval. James Corbett made a motion to accept the minutes. Daniel Cupoli seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-24	TGedTB	<i>Modification</i>	S-16-25	VLivPB	<i>Modification</i>
S-16-26	CSyrPB	<i>No Position</i>	Z-16-108	TEIbTB	<i>No Position With Comment</i>
Z-16-112	VLivPB	<i>No Position With Comment</i>	Z-16-113	TClAPB	<i>No Position With Comment</i>
Z-16-114	TClAZBA	<i>No Position With Comment</i>	Z-16-115	CSyrPB	<i>Disapproval</i>
Z-16-116	CSyrPB	<i>No Position</i>	Z-16-117	TGedTB	<i>No Position With Comment</i>
Z-16-118	TGedTB	<i>Modification</i>	Z-16-119	VLivPB	<i>Modification</i>
Z-16-120	VLivPB	<i>Modification</i>	Z-16-121	TDewPB	<i>No Position With Comment</i>
Z-16-122	TClAZBA	<i>No Position With Comment</i>	Z-16-123	CSyrZA	<i>No Position With Comment</i>
Z-16-124	CSyrZBA	<i>No Position With Comment</i>	Z-16-125	CSyrZA	<i>Modification</i>
Z-16-126	CSyrPB	<i>No Position</i>	Z-16-127	TClAZBA	<i>No Position With Comment</i>
Z-16-128	VSkaVB	<i>No Position With Comment</i>	Z-16-129	VSkaVB	<i>No Position</i>
Z-16-130	TMarPB	<i>Modification</i>	Z-16-131	TEIbPB	<i>Modification</i>
Z-16-135	TCicPB	<i>Modification</i>	Z-16-136	TCicZBA	<i>Modification</i>
Z-16-137	TCicZBA	<i>Modification</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # S-16-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Geddes Town Board at the request of TMC Properties, LLC for the property located at 904 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to combine a 2.16-acre landlocked parcel with a 4.4-acre frontage parcel, as part of a project to change the zoning on the resulting lot from Single-Family Residential (RA) to Highway Commercial (CB) and construct a three-tenant retail building; and
- WHEREAS, the Board is concurrently reviewing zone change and site plan referrals (Z-16-117 and 118) for the project; and
- WHEREAS, a letter from the applicant to the town dated April 5, 2016 states the purpose of the project is to combine the State Fair Boulevard frontage parcel with an adjacent landlocked parcel, change the zoning on the combined 6.56-acre lot to CB, and construct a retail building to house a liquor store (Liquor, Wine & Moonshine) and two retail/office tenants to be determined; and
- WHEREAS, the site is located along State Fair Boulevard in the Lakeland area which contains existing residences and commercial properties; per town zoning maps, all the frontage parcels in this area are already zoned CB except for the subject parcel; per aerial photography, the rear of the wooded landlocked parcel abuts the rear yards of residential parcels along Alhan Parkway; and
- WHEREAS, the Preliminary Site Plan dated March 21, 2016 shows the 4.4-acre frontage parcel to contain a proposed 4,000 square foot building with 19 proposed parking spaces in front, including within the front yard setback, and a proposed driveway in the location of an existing culvert and driveway on State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows the adjacent 2.16-acre landlocked parcel to the east behind an existing commercial property (Johnny Mac's Pizzeria & Deli), and an additional 2.51-acre landlocked parcel directly behind the subject parcel; the letter notes that a permanent right-of-way will be formally established if necessary, so that access to that 2.51-acre parcel is not restricted; the plan shows the existing drive currently leads back to the parcel boundary; and
- WHEREAS, the local application notes the liquor store will be the main tenant, with two other tenants occupying 1,500 square feet each, and that building will look similar to a pole barn, but will be "constructed of modern materials"; no further details regarding the building design, landscaping, or signage were

submitted at this time; and

WHEREAS, the Environmental Assessment Form dated April 5, 2016 notes that less than one acre will be disturbed by the project; a tentative storm water management area is shown on the plan, noting the size and location are to be determined; and

WHEREAS, the EAF further notes the 2.51-acre landlocked parcel (to remain separate) has been completely remediated by the NYS DEC and is under surveillance; and

WHEREAS, the NYS DEC EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a proposed sewer connection location to be determined is shown on the plan; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no parking, loading, servicing, or backing of vehicles into the county right-of-way will be permitted.

2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Board encourages the Town and applicant to consider alternative site planning for the project, including locating the building closer to the road frontage and to one side of the parcel, and locating parking in the rear yard, in order to improve community appearance for neighboring residential parcels and to maximize the future development options.
6. The Board further encourages the Town to require building design, signage, and landscaping which takes into consideration surrounding residential properties.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # S-16-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of ESW Realty LLC for the property located at 105-113 Second Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Second Street (New York State Route 370), a state highway, the state-owned portion of Oswego Street, and Vine Street, a county road; and
- WHEREAS, the applicant is proposing to combine three parcels into a new 0.498-acre lot in a Village Center Business (B-2) zoning district, in order to demolish three existing structures and construct a new Dunkin Donuts with drive-thru; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-16-118 and 119); and
- WHEREAS, the Board recently offered no position with comment on a referral (Z-16-28) to allow drive-thru services for restaurants in the B-2 district, subject to the issuance of a special permit; the Board encouraged the Village to ensure adequate regulations to ensure preservation of density, village character, and pedestrian-oriented design, and advised about potential traffic impacts; and
- WHEREAS, the site is located on a commercial block in the village center between Second Street and Memorial Park to the north, First Street to the south, Cypress Street and Washington Park to the east, and Vine Street to the west; the majority of the block is currently occupied by parking, including directly adjacent to the project area; there are two existing businesses along First Street (Retreat Restaurant and M&T Bank) and two structures along Cypress Street (a mixed-use building and an American Legion facility); and
- WHEREAS, the Lot Line Adjustment plan dated April 1, 2016 shows three existing buildings and parking on proposed New Lot A (formerly Seneca Federal Savings, Financial Quest Inc., and Venesky Appliance); the Layout and Planting Plan revised January 26, 2016 shows a proposed new building (2,408 square feet) centered within the new lot and a proposed dumpster pad with a proposed block wall enclosure at the southeastern corner of the site; and
- WHEREAS, a proposed single driveway is shown on Second Street on one side of the building, which would allow cars to enter and follow a one-way circulation loop around the site, either through the proposed rear single-lane drive-thru or through a passing lane with 19 angled parking spaces split between each side of the building; the passing lane continues in front of the proposed building leading back to the driveway exit; the drive-thru lane is shown to accommodate 11 queuing vehicles; per the New York State Department of Transportation, the average queue length for Dunkin Donuts is 13 vehicles; any existing or proposed access to Second Street (New York State Route 370)

must meet the requirements of the New York State Department of Transportation; and

WHEREAS, per the Village of Liverpool Comprehensive Plan 2025, the block is located in the Lakeside Business Focus Area, with a goal of promoting dense, multi-story, mixed-use redevelopment with first floor commercial and upper floor residential; pedestrian-friendly design, particularly near public parks; improved views and connections between the lakefront and local businesses; on-street and well-landscaped on-site parking behind buildings; and reduced curb cuts, shared access, and improved wayfinding; and

WHEREAS, existing and proposed walls and fencing are shown along the sides and rear of the property boundary, and no cross-connections with adjacent parking areas are shown; per aerial photography, on-street parking is available on all four surrounding streets, and the adjacent businesses and parking areas have numerous driveways with no apparent shared parking or access strategy; and

WHEREAS, the plan shows the front of the site to be buffered by two sections of decorative wall (mirroring the nearby park wall), with a pedestrian crosswalk between the wall sections leading from existing concrete sidewalks along Second Street back to proposed ramps and concrete walks around the building; two existing and three proposed street trees are shown in a planting strip area between the sidewalk and the road, and additional plantings and rain gardens are shown at the front of the site; and

WHEREAS, per the Design Principles and Development Guidelines outlined in the Comprehensive Plan, corporate franchise-style and “cookie cutter” architecture are discouraged, pedestrian-friendly lighting is encouraged, and signage should be appropriately scaled and designed; and

WHEREAS, elevations indicate exterior finishes include stone and brick veneer, beige-painted wood pilaster, orange awnings and entrance framing, with a copper standing seam metal roof and two custom cupolas; the plan shows five proposed light poles around the parking and rear passing lane; three proposed building-mounted signs are shown (one per façade except the rear façade), all to be externally illuminated logo and brand fascia signage, to be submitted under separate application; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Village and applicant must continue to coordinate on proposed plans for this site in order to increase adherence to the Village Comprehensive Plan 2025 and to ensure more appropriate traffic flow within the Village. The Board specifically offers the following for consideration during the coordination process:

- The Village is advised to take this opportunity to create a comprehensive design, parking, and access management strategy for the block in order to facilitate orderly development of a key area in the village business district while preserving pedestrian-oriented design and traffic flow, as emphasized in the Comprehensive Plan.

- The Village and applicant are encouraged to consider a multi-story, mixed-use structure design with minimal franchising elements, building placement which would allow an additional structure along the Second Street frontage in the future, and coordination with neighboring property-owners to establish cross-access agreements with shared side-street driveways, interior shared parking arrangements, and pedestrian pathways between adjacent parcels.

- The Board reiterates its concerns regarding drive-thru facilities within the Village Center, specifically noting that the proposed Dunkin Donuts drive-thru and resulting circulation layout could increase traffic backups and does not maximize the proposed lot for dense, mixed-use, and pedestrian-focused village core development, which are noted as priorities for this location within the Comprehensive Plan.

2. Given the average queue length for Dunkin Donuts businesses, the New York State Department of Transportation also notes the proposed drive-thru may cause backups on Second Street, and stacking may additionally obstruct access for other vehicles into the site and to parking spaces within the site.

Per the New York State Department of Transportation, only restricted access will be permitted and changes to the proposed internal circulation may be necessary to avoid queuing onto Second Street. The applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department, and continue coordinating with the Department on feasible site layout options that improve internal circulation and access, given site constraints.

The Board also offers the following comments on the project:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # S-16-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Anne Raulli-Bregande for the property located at 223-227, 231 & 235 Merrill Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine two tax parcels into one 0.58-acre lot in Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the Board previously offered no position on a use variance referral (Z-16-7) to allow continued use of the existing residence on site as a three-family dwelling; and
- WHEREAS, the Lot Line Relocation Map dated April 9, 2016 shows proposed Lot 16A to contain an existing two-story brick house, a detached brick garage, and an existing paved driveway on Merrill Street, a city street; and
- WHEREAS, per the map and the city application, the driveway currently extends over the existing boundary with the vacant lot next door; and
- WHEREAS, per aerial photography and city zoning maps, surrounding lots appear to be a mix of single-family homes in the RA-1 district, several two or three-story apartment houses within an adjacent RA-2 district, and vacant wooded land on an industrial property within the Town of Salina; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing new regulations regarding solar energy collection systems as accessory uses; and
- WHEREAS, the purpose of the proposed regulations is “to accommodate Solar Energy Systems as accessory uses while ensuring that such systems are appropriately located and installed”; and
- WHEREAS, the proposed code notes that collective solar installations and the sale of excess power through a net billing/metering arrangements are not prohibited practices, but that the regulations proposed apply to on-premises usage; and
- WHEREAS, no regulations are proposed for solar energy as a principal use, which the proposed code defines as “a solar energy system where most or all of the energy produced is consumed offsite”; and
- WHEREAS, per the proposed regulations, rooftop systems and solar thermal systems will be permitted by right in all districts with a building permit; building-mounted systems will require site plan review by the Planning Board and a building permit; and freestanding or ground-mounted systems will be permitted in side and rear yards with site plan review by the Planning Board, a building permit, and are subject to additional requirements; and
- WHEREAS, additional requirements for freestanding and ground-mounted systems include compliance with accessory structure setbacks for the relevant zoning district; minimization of blockage/shading for surrounding properties; and screening through natural architectural features where possible; and
- WHEREAS, additional standards for systems and equipment are proposed regarding safety of weight load, wind resistance, and ingress/egress in case of emergency; and
- WHEREAS, installation, maintenance, and removal regulations are also proposed; and
- WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office is currently developing a comprehensive model solar ordinance for municipalities which addresses small and large-scale systems; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

1. The Town is encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.
2. The Board further advises the Town to consider adopting a comprehensive solar ordinance which includes regulations for solar energy systems which provide offsite energy consumption.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Lemrog Gull LLC for the property located at 116 South Willow Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct a 400 square foot deck addition to an existing restaurant (Barking Gull) on an approximately 0.5-acre lot in a Lakeside Business (B-1) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-14-141) to build a 8' x 20' platform for an outdoor cooler, noting floodplain considerations; and
- WHEREAS, the Compliance Site Plan dated July 22, 2014 shows the existing two-story frame Barking Gull restaurant building with wraparound wood deck including an 8' x 20' bar on the south side of the building, a rear wood porch, and first level wood deck; the plan further shows a two-story block building with a wood deck to house an ice cream stand, a canopy-covered concrete pad housing a storage shed, a proposed landscaped and fenced waste enclosure, and an existing parking lot with 35 spaces; and
- WHEREAS, the village application notes the upstairs bar at the restaurant will close, and the proposed 400 square feet of new deck area will be located on the south side of the building and will include a new outdoor bar; and
- WHEREAS, the plan shows the site is located at the corner of Lake Street and South Willow Street, both village streets, and the site is adjacent to Onondaga Lake Park and related entrances, facilities, and parking areas; per the plan, the parking lot has two existing driveways on South Willow Street, one for ingress and one for egress; and
- WHEREAS, the plan shows concrete sidewalks on both frontages and around the building; and
- WHEREAS, the Environmental Assessment Form dated March 29, 2016 notes the site is located in the 100-year floodplain; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

The Board encourages the Village to continue coordinating with the Onondaga County Parks Department regarding potential impacts on park access, intersection visibility, and pedestrian safety.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Nick's Barber Shop for the property located at 7717 (7719) Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to expand the parking lot at an existing barber shop on a 0.543-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-16-114); and
- WHEREAS, the site is located in a residential area along Oswego Road, with an adjacent small medical office to the south but otherwise abutted by residential properties; and
- WHEREAS, the Site Plan dated November 23, 2015 shows an existing frame building, an existing asphalt parking lot in the front yard to be expanded, and a proposed new 17.3' wide drive lane around the north side of the building to a proposed expanded gravel parking lot with 16 additional parking spaces; and
- WHEREAS, per a Variance Plan dated November 23, 2015, the following area variances are required: a reduction of the perimeter landscape strip (15' required, 1' and 1.8' proposed to the north and south, respectively); a reduction of the additional setback required where abutting a residential district (25' required, 23' proposed to the west and 0' proposed to the north and south); and a reduction of the drive aisle (20' required, 17.3' proposed); and
- WHEREAS, the site plan shows an existing driveway on Oswego Road, a county road, "to be widened to state standards"; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated March 28, 2016 notes the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzell Road Wastewater Treatment Plant service area; and
- WHEREAS, an existing shed, swing, and trees are shown within a private perpetual easement at the rear of the site; some additional trees and brush are shown in the location of the proposed gravel expansion area; an existing chain link

fence is shown along the south side of the property extending into part of the rear yard, a proposed extension of the fence is shown through the rear yard and around part of the northern property boundary; an existing sign is also shown along the front of the site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. In lieu of the proposed drive aisle and parking within the rear and northern residential setbacks, the Board strongly encourages the Town, applicant, and adjacent landowner to work together to establish a shared parking and cross connection arrangement which would accommodate both uses and allow for adequate buffering within the residential setbacks.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-114

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Nick's Barber Shop for the property located at 7717 (7719) Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting an area variance to expand the parking lot at an existing barber shop on a 0.543-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-113); and
- WHEREAS, the site is located in a residential area along Oswego Road, with an adjacent small medical office to the south but otherwise abutted by residential properties; and
- WHEREAS, the Site Plan dated November 23, 2015 shows an existing frame building, an existing asphalt parking lot in the front yard to be expanded, and a proposed new 17.3' wide drive lane around the north side of the building to a proposed expanded gravel parking lot with 16 additional parking spaces; and
- WHEREAS, per a Variance Plan dated November 23, 2015, the following area variances are required: a reduction of the perimeter landscape strip (15' required, 1' and 1.8' proposed to the north and south, respectively); a reduction of the additional setback required where abutting a residential district (25' required, 23' proposed to the west and 0' proposed to the north and south); and a reduction of the drive aisle (20' required, 17.3' proposed); and
- WHEREAS, the site plan shows an existing driveway on Oswego Road, a county road, "to be widened to state standards"; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated March 28, 2016 notes the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, an existing shed, swing, and trees are shown within a private perpetual easement at the rear of the site; some additional trees and brush are shown in

the location of the proposed gravel expansion area; an existing chain link fence is shown along the south side of the property extending into part of the rear yard, a proposed extension of the fence is shown through the rear yard and around part of the northern property boundary; an existing sign is also shown along the front of the site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. In lieu of the proposed drive aisle and parking within the rear and northern residential setbacks, the Board strongly encourages the Town, applicant, and adjacent landowner to work together to establish a shared parking and cross connection arrangement which would accommodate both uses and allow for adequate buffering within the residential setbacks.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Rocklyn 7, LLC for the property located at 3060 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East, a state highway within the Town of Dewitt, and the municipal boundaries between the City of Syracuse and the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to install an internally-illuminated commercial electronic variable message sign on the site of a proposed Popeyes on a 0.3862-acre parcel in Commercial Class B (CB) zoning district; and
- WHEREAS, the Board recently recommended modification of a project site review (Z-16-83) to demolish the two existing structures on site and construct the proposed Popeyes, noting the second access to Erie Boulevard East would not be permitted and encouraging increased front yard landscaping and minimized signage; the Board previously offered no position on a final subdivision referral (S-15-29) to combine the subject parcel and an adjacent parcel into a new 0.74-acre lot for this project, and offered no position with comment on referrals in 2014 (Z-14-124, Z-14-216, and S-14-41) related to the construction of the AutoZone retail store on the adjacent parcel; and
- WHEREAS, the Site Plan dated January 6, 2016 shows a proposed 2,695 square foot Popeyes restaurant building with rear single-lane drive-thru, a rear dumpster enclosure, 16 diagonal parking spaces along the one-way internal circulation loop, and 10 perpendicular parking spaces along an existing ingress & egress easement shared with the adjacent parcel to the east (AutoZone); and
- WHEREAS, the plan shows the easement with existing right-in/right-out access to Erie Boulevard East and access to Headson Drive, both city streets; the plan shows an additional proposed driveway on Erie Boulevard East further west on the site, which the City has advised will not be permitted; and
- WHEREAS, the plan shows a proposed pylon sign facing northeast at the access point onto the shared right-of-way; the referral materials indicate the billboard will be a 10' x 40' single-faced sign at a height of 30'; and
- WHEREAS, a letter from the New York State Department of Transportation dated December 16, 2015 notes the proposed CEVMS billboard complies with state regulations and requirements, and that a permit will not be issued until local approvals have been obtained; and
- WHEREAS, the referral materials and plan further indicate proposed Popeyes signage,

including a 30' x 12'6" pylon sign is proposed (shown at the northeast corner of the site), as well as two 4'5" x 12'10" wall signs (front and rear), one 3' diameter logo sign, directional signage, and menu board signage along the drive-thru; and

WHEREAS, the plan shows existing sidewalks along Erie Boulevard East and proposed sidewalks and granite curbing along Headson Drive; a landscaping plan further shows proposed lawn and trees along Headson Drive, lawn along the Erie Boulevard frontage, plantings along the parking areas and building, and a proposed lawn stormwater management area west of the parking along the easement; and

WHEREAS, recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Given the mentioned planning goals for the Erie Boulevard corridor, along with the extent of signage already being proposed for the site, the Board does not endorse the installation of new billboards which may conflict with the desired scale and aesthetics for this location.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Syracuse SMSA dba Verizon Wireless for the property located at 411 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install 12 antennas on an existing tower on a 2.4-acre lot in a Lakefront General Urban (T-4) zoning district; and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-14-223) to install 7 antennas and equipment at the existing tower; and
- WHEREAS, the Environmental Assessment form dated January 26, 2016 describes the project as installing the proposed antennas at a height of 80' above ground level along with a proposed 11.5" x 16" equipment platform within the existing compound; and
- WHEREAS, the Overall Site Plan dated January 2016 shows the existing 120' monopole within an existing 50' x 50' lease area and fenced compound, and a proposed 18" x 20" lessee area within the existing compound for the equipment platform; and
- WHEREAS, the site is located between Spencer Street, a city street, and Interstate Route 690; the plan and referral materials show the site indicate an existing 20'-wide ingress/egress easement on Spencer Street will be utilized; and
- WHEREAS, aerial photography shows the site contains other structures and debris, and shows Evans Street, a city street, running along the rear of the parcel parallel to Route 690; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Geddes Town Board at the request of TMC Properties, LLC for the property located at 904 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is requesting a zone change from Single-Family Residential (RA) to Highway Commercial (CB) on a vacant 4.4-acre parcel and an adjacent 2.16-acre landlocked parcel to be combined, in order to construct a three-tenant retail building; and
- WHEREAS, the Board is concurrently reviewing subdivision and site plan referrals (S-16-24 and Z-16-118) for the project; and
- WHEREAS, a letter from the applicant to the town dated April 5, 2016 states the purpose of the project is to combine the State Fair Boulevard frontage parcel with an adjacent landlocked parcel, change the zoning on the combined 6.56-acre lot to CB, and construct a retail building to house a liquor store (Liquor, Wine & Moonshine) and two retail/office tenants to be determined; and
- WHEREAS, the site is located along State Fair Boulevard in the Lakeland area which contains existing residences and commercial properties; per town zoning maps, all the frontage parcels in this area are already zoned CB except for the subject parcel; per aerial photography, the rear of the wooded landlocked parcel abuts the rear yards of residential parcels along Alhan Parkway; and
- WHEREAS, the Preliminary Site Plan dated March 21, 2016 shows the 4.4-acre frontage parcel to contain a proposed 4,000 square foot building with 19 proposed parking spaces in front, including within the front yard setback, and a proposed driveway in the location of an existing culvert and driveway on State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows the adjacent 2.16-acre landlocked parcel to the east behind an existing commercial property (Johnny Mac's Pizzeria & Deli), and an additional 2.51-acre landlocked parcel directly behind the subject parcel; the letter notes that a permanent right-of-way will be formally established if necessary, so that access to that 2.51-acre parcel is not restricted; the plan shows the existing drive currently leads back to the parcel boundary; and
- WHEREAS, the local application notes the liquor store will be the main tenant, with two other tenants occupying 1,500 square feet each, and that building will look similar to a pole barn, but will be "constructed of modern materials"; no further details regarding the building design, landscaping, or signage were submitted at this time; and

WHEREAS, the Environmental Assessment Form dated April 5, 2016 notes that less than one acre will be disturbed by the project; a tentative storm water management area is shown on the plan, noting the size and location are to be determined; and

WHEREAS, the EAF further notes the 2.51-acre landlocked parcel (to remain separate) has been completely remediated by the NYS DEC and is under surveillance; and

WHEREAS, the NYS DEC EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a proposed sewer connection location to be determined is shown on the plan; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.
3. Per the Onondaga County Department of Transportation, no parking, loading, servicing, or backing of vehicles into the county right-of-way will be permitted.

4. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
7. The Board encourages the Town and applicant to consider alternative site planning for the project, including locating the building closer to the road frontage and to one side of the parcel, and locating parking in the rear yard, in order to improve community appearance for neighboring residential parcels and to maximize the future development options.
8. The Board further encourages the Town to require building design, signage, and landscaping which takes into consideration surrounding residential properties.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-118

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of TMC Properties, LLC for the property located at 904 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to construct a three-tenant retail building as part of a project to combine a 2.16-acre landlocked parcel with a 4.4-acre frontage parcel and change the zoning from Single-Family Residential (RA) to Highway Commercial (CB); and
- WHEREAS, the Board is concurrently reviewing subdivision and zone change referrals (S-16-24 and Z-16-117) for the project; and
- WHEREAS, a letter from the applicant to the town dated April 5, 2016 states the purpose of the project is to combine the State Fair Boulevard frontage parcel with an adjacent landlocked parcel, change the zoning on the combined 6.56-acre lot to CB, and construct a retail building to house a liquor store (Liquor, Wine & Moonshine) and two retail/office tenants to be determined; and
- WHEREAS, the site is located along State Fair Boulevard in the Lakeland area which contains existing residences and commercial properties; per town zoning maps, all the frontage parcels in this area are already zoned CB except for the subject parcel; per aerial photography, the rear of the wooded landlocked parcel abuts the rear yards of residential parcels along Alhan Parkway; and
- WHEREAS, the Preliminary Site Plan dated March 21, 2016 shows the 4.4-acre frontage parcel to contain a proposed 4,000 square foot building with 19 proposed parking spaces in front, including within the front yard setback, and a proposed driveway in the location of an existing culvert and driveway on State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows the adjacent 2.16-acre landlocked parcel to the east behind an existing commercial property (Johnny Mac's Pizzeria & Deli), and an additional 2.51-acre landlocked parcel directly behind the subject parcel; the letter notes that a permanent right-of-way will be formally established if necessary, so that access to that 2.51-acre parcel is not restricted; the plan shows the existing drive currently leads back to the parcel boundary; and
- WHEREAS, the local application notes the liquor store will be the main tenant, with two other tenants occupying 1,500 square feet each, and that building will look similar to a pole barn, but will be "constructed of modern materials"; no further details regarding the building design, landscaping, or signage were submitted at this time; and

WHEREAS, the Environmental Assessment Form dated April 5, 2016 notes that less than one acre will be disturbed by the project; a tentative storm water management area is shown on the plan, noting the size and location are to be determined; and

WHEREAS, the EAF further notes the 2.51-acre landlocked parcel (to remain separate) has been completely remediated by the NYS DEC and is under surveillance; and

WHEREAS, the NYS DEC EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a proposed sewer connection location to be determined is shown on the plan; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no parking, loading, servicing, or backing of vehicles into the county right-of-way will be permitted.
2. The Town and applicant are advised that a permit will be required from the

Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

5. The Board encourages the Town and applicant to consider alternative site planning for the project, including locating the building closer to the road frontage and to one side of the parcel, and locating parking in the rear yard, in order to improve community appearance for neighboring residential parcels and to maximize the future development options.

6. The Board further encourages the Town to require building design, signage, and landscaping which takes into consideration surrounding residential properties.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of ESW Realty LLC for the property located at 105-113 Second Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 370, a state highway, and the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the applicant is proposing to demolish three existing structures and construct a new Dunkin Donuts with drive-thru on a proposed new 0.498-acre lot in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing subdivision and special permit referrals for the project (S-16-25 and Z-16-119); and
- WHEREAS, the Board recently offered no position with comment on a referral (Z-16-28) to allow drive-thru services for restaurants in the B-2 district, subject to the issuance of a special permit; the Board encouraged the Village to ensure adequate regulations to ensure preservation of density, village character, and pedestrian-oriented design, and advised about potential traffic impacts; and
- WHEREAS, the site is located on a commercial block in the village center between Second Street and Memorial Park to the north, First Street to the south, Cypress Street and Washington Park to the east, and Vine Street to the west; the majority of the block is currently occupied by parking, including directly adjacent to the project area; there are two existing businesses along First Street (Retreat Restaurant and M&T Bank) and two structures along Cypress Street (a mixed-use building and an American Legion facility); and
- WHEREAS, the Lot Line Adjustment plan dated April 1, 2016 shows three existing buildings and parking on proposed New Lot A (formerly Seneca Federal Savings, Financial Quest Inc., and Venesky Appliance); the Layout and Planting Plan revised January 26, 2016 shows a proposed new building (2,408 square feet) centered within the new lot and a proposed dumpster pad with a proposed block wall enclosure at the southeastern corner of the site; and
- WHEREAS, a proposed single driveway is shown on Second Street on one side of the building, which would allow cars to enter and follow a one-way circulation loop around the site, either through the proposed rear single-lane drive-thru or through a passing lane with 19 angled parking spaces split between each side of the building; the passing lane continues in front of the proposed building leading back to the driveway exit; the drive-thru lane is shown to accommodate 11 queuing vehicles; per the New York State Department of Transportation, the average queue length for Dunkin Donuts is 13 vehicles; any existing or proposed access to Second Street (New York State Route 370) must meet the requirements of the New York State Department of

Transportation; and

WHEREAS, per the Village of Liverpool Comprehensive Plan 2025, the block is located in the Lakeside Business Focus Area, with a goal of promoting dense, multi-story, mixed-use redevelopment with first floor commercial and upper floor residential; pedestrian-friendly design, particularly near public parks; improved views and connections between the lakefront and local businesses; on-street and well-landscaped on-site parking behind buildings; and reduced curb cuts, shared access, and improved wayfinding; and

WHEREAS, existing and proposed walls and fencing are shown along the sides and rear of the property boundary, and no cross-connections with adjacent parking areas are shown; per aerial photography, on-street parking is available on all four surrounding streets, and the adjacent businesses and parking areas have numerous driveways with no apparent shared parking or access strategy; and

WHEREAS, the plan shows the front of the site to be buffered by two sections of decorative wall (mirroring the nearby park wall), with a pedestrian crosswalk between the wall sections leading from existing concrete sidewalks along Second Street back to proposed ramps and concrete walks around the building; two existing and three proposed street trees are shown in a planting strip area between the sidewalk and the road, and additional plantings and rain gardens are shown at the front of the site; and

WHEREAS, per the Design Principles and Development Guidelines outlined in the Comprehensive Plan, corporate franchise-style and “cookie cutter” architecture are discouraged, pedestrian-friendly lighting is encouraged, and signage should be appropriately scaled and designed; and

WHEREAS, elevations indicate exterior finishes include stone and brick veneer, beige-painted wood pilaster, orange awnings and entrance framing, with a copper standing seam metal roof and two custom cupolas; the plan shows five proposed light poles around the parking and rear passing lane; three proposed building-mounted signs are shown (one per façade except the rear façade), all to be externally illuminated logo and brand fascia signage, to be submitted under separate application; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Village and applicant must continue to coordinate on proposed plans for this site in order to increase adherence to the Village Comprehensive Plan 2025 and to ensure more appropriate traffic flow within the Village. The Board specifically offers the following for consideration during the coordination process:

- The Village is advised to take this opportunity to create a comprehensive design, parking, and access management strategy for the block in order to facilitate orderly development of a key area in the village business district while preserving pedestrian-oriented design and traffic flow, as emphasized in the Comprehensive Plan.

- The Village and applicant are encouraged to consider a multi-story, mixed-use structure design with minimal franchising elements, building placement which would allow an additional structure along the Second Street frontage in the future, and coordination with neighboring property-owners to establish cross-access agreements with shared side-street driveways, interior shared parking arrangements, and pedestrian pathways between adjacent parcels.

- The Board reiterates its concerns regarding drive-thru facilities within the Village Center, specifically noting that the proposed Dunkin Donuts drive-thru and resulting circulation layout could increase traffic backups and does not maximize the proposed lot for dense, mixed-use, and pedestrian-focused village core development, which are noted as priorities for this location within the Comprehensive Plan.

2. Given the average queue length for Dunkin Donuts businesses, the New York State Department of Transportation also notes the proposed drive-thru may cause backups on Second Street, and stacking may additionally obstruct access for other vehicles into the site and to parking spaces within the site.

Per the New York State Department of Transportation, only restricted access will be permitted and changes to the proposed internal circulation may be necessary to avoid queuing onto Second Street. The applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department, and continue coordinating with the Department on feasible site layout options that improve internal circulation and access, given site constraints.

The Board also offers the following comments on the project:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of ESW Realty LLC for the property located at 105-113 Second Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 370, a state highway and the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to demolish three existing structures and construct a new Dunkin Donuts with drive-thru on a proposed new 0.498-acre lot in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing subdivision and site plan referrals for the project (S-16-25 and Z-16-118); and
- WHEREAS, the Board recently offered no position with comment on a referral (Z-16-28) to allow drive-thru services for restaurants in the B-2 district, subject to the issuance of a special permit; the Board encouraged the Village to ensure adequate regulations to ensure preservation of density, village character, and pedestrian-oriented design, and advised about potential traffic impacts; and
- WHEREAS, the site is located on a commercial block in the village center between Second Street and Memorial Park to the north, First Street to the south, Cypress Street and Washington Park to the east, and Vine Street to the west; the majority of the block is currently occupied by parking, including directly adjacent to the project area; there are two existing businesses along First Street (Retreat Restaurant and M&T Bank) and two structures along Cypress Street (a mixed-use building and an American Legion facility); and
- WHEREAS, the Lot Line Adjustment plan dated April 1, 2016 shows three existing buildings and parking on proposed New Lot A (formerly Seneca Federal Savings, Financial Quest Inc., and Venesky Appliance); the Layout and Planting Plan revised January 26, 2016 shows a proposed new building (2,408 square feet) centered within the new lot and a proposed dumpster pad with a proposed block wall enclosure at the southeastern corner of the site; and
- WHEREAS, a proposed single driveway is shown on Second Street on one side of the building, which would allow cars to enter and follow a one-way circulation loop around the site, either through the proposed rear single-lane drive-thru or through a passing lane with 19 angled parking spaces split between each side of the building; the passing lane continues in front of the proposed building leading back to the driveway exit; the drive-thru lane is shown to accommodate 11 queuing vehicles; per the New York State Department of Transportation, the average queue length for Dunkin Donuts is 13 vehicles; any existing or proposed access to Second Street (New York State Route 370) must meet the requirements of the New York State Department of

Transportation; and

WHEREAS, per the Village of Liverpool Comprehensive Plan 2025, the block is located in the Lakeside Business Focus Area, with a goal of promoting dense, multi-story, mixed-use redevelopment with first floor commercial and upper floor residential; pedestrian-friendly design, particularly near public parks; improved views and connections between the lakefront and local businesses; on-street and well-landscaped on-site parking behind buildings; and reduced curb cuts, shared access, and improved wayfinding; and

WHEREAS, existing and proposed walls and fencing are shown along the sides and rear of the property boundary, and no cross-connections with adjacent parking areas are shown; per aerial photography, on-street parking is available on all four surrounding streets, and the adjacent businesses and parking areas have numerous driveways with no apparent shared parking or access strategy; and

WHEREAS, the plan shows the front of the site to be buffered by two sections of decorative wall (mirroring the nearby park wall), with a pedestrian crosswalk between the wall sections leading from existing concrete sidewalks along Second Street back to proposed ramps and concrete walks around the building; two existing and three proposed street trees are shown in a planting strip area between the sidewalk and the road, and additional plantings and rain gardens are shown at the front of the site; and

WHEREAS, per the Design Principles and Development Guidelines outlined in the Comprehensive Plan, corporate franchise-style and “cookie cutter” architecture are discouraged, pedestrian-friendly lighting is encouraged, and signage should be appropriately scaled and designed; and

WHEREAS, elevations indicate exterior finishes include stone and brick veneer, beige-painted wood pilaster, orange awnings and entrance framing, with a copper standing seam metal roof and two custom cupolas; the plan shows five proposed light poles around the parking and rear passing lane; three proposed building-mounted signs are shown (one per façade except the rear façade), all to be externally illuminated logo and brand fascia signage, to be submitted under separate application; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Village and applicant must continue to coordinate on proposed plans for this site in order to increase adherence to the Village Comprehensive Plan 2025 and to ensure more appropriate traffic flow within the Village. The Board specifically offers the following for consideration during the coordination process:

- The Village is advised to take this opportunity to create a comprehensive design, parking, and access management strategy for the block in order to facilitate orderly development of a key area in the village business district while preserving pedestrian-oriented design and traffic flow, as emphasized in the Comprehensive Plan.

- The Village and applicant are encouraged to consider a multi-story, mixed-use structure design with minimal franchising elements, building placement which would allow an additional structure along the Second Street frontage in the future, and coordination with neighboring property-owners to establish cross-access agreements with shared side-street driveways, interior shared parking arrangements, and pedestrian pathways between adjacent parcels.

- The Board reiterates its concerns regarding drive-thru facilities within the Village Center, specifically noting that the proposed Dunkin Donuts drive-thru and resulting circulation layout could increase traffic backups and does not maximize the proposed lot for dense, mixed-use, and pedestrian-focused village core development, which are noted as priorities for this location within the Comprehensive Plan.

2. Given the average queue length for Dunkin Donuts businesses, the New York State Department of Transportation also notes the proposed drive-thru may cause backups on Second Street, and stacking may additionally obstruct access for other vehicles into the site and to parking spaces within the site.

Per the New York State Department of Transportation, only restricted access will be permitted and changes to the proposed internal circulation may be necessary to avoid queuing onto Second Street. The applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department, and continue coordinating with the Department on feasible site layout options that improve internal circulation and access, given site constraints.

The Board also offers the following comments on the project:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Firudo Asian Food for the property located at 3237 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing vacant restaurant building (formerly Cici's Pizza) to open a new restaurant (Firudo Asian Food) on a 0.941-acre lot in a Business zoning district; and
- WHEREAS, the site is located on Erie Boulevard in the area between Kravec Drive and Bridge Street, with the rear of the property abutting parcels fronting Bridge Street; and
- WHEREAS, the Site Plan dated March 8, 2016 shows an existing one-story frame building, new fencing to match the façade and screen a proposed 8' x 8' walk-in freezer addition in the southwestern corner of the building, and an existing parking lot along the front, side and rear of the building to be resealed and striped; the referral materials indicate interior renovations are also proposed; and
- WHEREAS, the plan shows an existing driveway on Erie Boulevard East to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows a cross-connection with a parcel fronting Bridge Street (Olum's Appliances), which appears to be blocked by a guard rail, per aerial photography; concrete walls and landscape buffers are shown along adjacent parcels, and no other cross-connections are apparent; and
- WHEREAS, plans indicate a proposed monument sign panel (6'8" x 3') with two ledgestone veneer pier columns, side posts, and a trellis cap (total height of 6', total width of 8'8"); an internally-lit LED building-mounted sign (144" x 63") is also proposed for the front façade; and
- WHEREAS, the referral materials indicate landscaping will be cleaned up around the building; with the exception of along the building entrance, no concrete or pedestrian pathways are shown; and
- WHEREAS, recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service

areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board and the New York State Department of Transportation encourage the installation of sidewalks within the State right-of-way along Erie Boulevard, and the Town and applicant are advised that any work in the State right-of-way requires a highway work permit.
2. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the installation of sidewalks which are set back from the curb and a planting strip with street trees. The Town is further encouraged to explore opportunities for cross-connections between commercial properties in this location between Kravec Drive and Bridge Street, to improve connectivity and mobility on the corridor.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-122

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Nichols LD, LLC / Jim Nichols for the property located at 7258 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting an area variance to construct a 84,000 square foot indoor sports center building on a 1.04-acre parcel in a Recreation (Rec-1) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral for the project (Z-16-88) and offered no position with comment on a zone change to Recreation (Rec-1) on four of the parcels of the Sharkey's complex for this project (Z-15-297); the Board noted requirements for a traffic study, drainage report, and approved wastewater disposal plan, and commented on coordination with the Town of Salina, endangered species, water service, and green infrastructure; in 2012 the Board recommended modification of concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant, with similar considerations; and
- WHEREAS, per aerial photography and the General Plan dated February 9, 2016, the overall Sharkey's complex occupies parcels located in both the Town of Clay and the Town of Salina between a golf course (Liverpool Golf Club) and retail, office, and several residential buildings north of the Liverpool Bypass along Oswego Road (Mazzye's Meats and insurance, dental, and other residential-style office buildings); and
- WHEREAS, the Site Plan dated February 9, 2016 shows an existing volleyball court area, the proposed sports complex, and the existing Sharkey's Restaurant & Bar on the adjacent parcel to the south which is zoned Limited Use for Restaurants (LuC-2); the plan shows existing parking for the restaurant to remain, and proposed parking for the new sports complex, including 280 paved spaces and 127 grass spaces in reserve; some of the existing and proposed parking and parking in reserve are located on tax parcels in the Town of Salina, and the existing parcel boundaries are not clearly shown on the plan; connections are shown between the various parking lots on the site, including with some of the adjacent parcels along Oswego Road; the plan labels easements for ingress and egress, sanitary sewers, and utilities the restaurant parcel within the Town of Salina; and
- WHEREAS, per the plan and referral materials, area variances are required for the north

side yard setback (75' proposed, 100' required) and building height (45' proposed, 35' allowed); the referral materials indicate the proposed building will be a pre-engineered metal-sided structure with first and second-floor windows on the front-facing elevation; and

WHEREAS, the referral materials indicate the facility will be membership-based but open to the public for events, tournaments, etc. and will include basketball and volleyball courts, wrestling courts, a second-level perimeter track, fitness equipment, a juice bar, and a 4,000 square foot space set aside for a restaurant as a secondary use; the materials note the hours of operation will generally be from 9:00am to 11:00pm daily, subject to demand, with 10 to 20 employees on site at a time and 150 to 300 daily visitors estimated; and

WHEREAS, the plan shows the restaurant currently utilizes an existing median separated driveway and an additional driveway on Oswego Road shared with the adjacent road-frontage commercial parcels; the plan further shows two additional proposed driveways on Oswego Road, one leading to the main proposed parking lot in front of the proposed facility, and one further north which would be located across from Old Cove Road, a local road in the Town of Salina; a copy of a traffic study was included with the referral which has not yet been submitted to the Onondaga County Department of Transportation; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated March 2, 2016 notes 9.5 acres will be physically disturbed by the project, 6.2 acres of impervious surface will be added, and runoff will flow to on-site stormwater management facilities and on to an existing drainage ditch and enclosed system off-site; plans indicate a proposed wet pond on a drainage easement located primarily on two adjacent parcels in the within the Town of Salina; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF notes trees and brush will be cleared as part of the project, and the NYS DEC EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF Mapper further notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site

inventory; and

WHEREAS, the EAF notes the site will connect to an existing public water main and a private pump station and forcemain will be constructed to connect to an existing gravity sewer system located approximately 400 feet from the property boundary; plans show the proposed pump station located near the proposed driveway opposed Old Cove Road, and the proposed force main across Oswego Road along Old Cove Road; sewers in this location flow to the Wetzel Road Wastewater Treatment Plant service area; per information from the applicant's engineer, it appears a pump station may no longer be required to connect to public sewers in the Town of Salina; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, landscape plans submitted with the previous referral indicate screening around the proposed pump station, proposed trees around the parking areas and the northernmost driveway, and proposed evergreen, shrub screening, and trees along the rear property boundary; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board does not oppose the proposed variances, however notes that the Town and applicant still need to meet the following requirements from the site plan review of this project:

1. The applicant must submit a copy of the traffic study to the Onondaga County Department of Transportation for review and approval, and the Town of Clay, the Town of Salina, and the applicant must coordinate with the Department regarding any mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Prior to Town approval, the Town of Clay must ensure the applicant provides a legal and adequate wastewater disposal plan for the proposed facility, and that the appropriate approvals are obtained from the Town of Salina, if applicable, and the Onondaga County Department of Water Environment Protection.

The Board also reiterates the following comments:

1. In addition to coordinating with the Town of Salina regarding road access and wastewater infrastructure, the Board encourages coordination between the applicant and the Towns to ensure all proposed plans meet the requirements of both municipalities and don't negatively impact the existing

commercial properties along Oswego Road in this location.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

3. The Board further encourages the applicant to work to limit the addition of pavement and to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff from such an intensely impervious site.

4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-123

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Woodlawn Cemetery, c/o Steven Sloane, Superintendent for the property located 502 Grant Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Teall Avenue, a county road in the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to demolish an existing 3,000 square foot administrative building and construct a larger 7,000 square foot facility in its place, and to expand an existing parking lot from 24 spaces to 39 spaces on a 1.5-acre portion of the 103-acre Woodlawn Cemetery in a Residential Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral for the project (Z-16-124); and
- WHEREAS, the Layout Plan dated March 18, 2016 shows the project area located along Grant Boulevard between Brattle Road and Durston Avenue, all city streets; a proposed one-story building with 39 proposed parking spaces along the front and sides of the building are shown; and
- WHEREAS, per the referral materials, the new facility will contain offices, a board room, and a reception center with a small kitchen; a new use variance is required to expand the currently approved uses to include the reception function, which will provide a gathering space after burials and allow outside caterers to stage food; and
- WHEREAS, the plan shows the parking area will have two access points on existing internal drives serving the cemetery which access Grant Boulevard; five of the proposed new parking spaces shown would require backing into the internal drive; and
- WHEREAS, the Environmental Assessment Form dated March 18, 2016 notes 1.4 acres will be physically disturbed by the project and that stormwater runoff will be piped to an existing storm drainage system on site prior to discharge in the city system; two landscaped bioretention filters are shown just outside the developed area on submitted plans; and
- WHEREAS, plans show concrete walks around the building, six light poles (20' mounting height) near parking areas, grass filter strips around the pavement edges, a number of trees to be removed for the project with new trees and landscaping proposed, and existing trees along Grant Boulevard to remain; and
- WHEREAS, utility plans indicate existing public water and sewer connections from Grant Boulevard will be capped and reused; the site is located in the Metropolitan

Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Woodlawn Cemetery, c/o Steven Sloane, Superintendent for the property located at 502 Grant Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a use variance in order to demolish an existing 3,000 square foot administrative building and construct a larger 7,000 square foot facility in its place, and to expand an existing parking lot from 24 spaces to 39 spaces on a 1.4-acre lot within Woodlawn Cemetery in a Residential Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-16-123) for the project; and
- WHEREAS, the Layout Plan dated March 18, 2016 shows the project area located along Grant Boulevard between Brattle Road and Durston Avenue, all city streets; a proposed one-story building with 39 proposed parking spaces along the front and sides of the building are shown; and
- WHEREAS, per the referral materials, the new facility will contain offices, a board room, and a reception center with a small kitchen; a new use variance is required to expand the currently approved uses to include the reception function, which will provide a gathering space after burials and allow outside caterers to stage food; and
- WHEREAS, the plan shows the parking area will have two access points on existing internal drives serving the cemetery which access Grant Boulevard; five of the proposed new parking spaces shown would require backing into the internal drive; and
- WHEREAS, the Environmental Assessment Form dated March 18, 2016 notes 1.4 acres will be physically disturbed by the project and that stormwater runoff will be piped to an existing storm drainage system on site prior to discharge in the city system; two landscaped bioretention filters are shown just outside the developed area on submitted plans; and
- WHEREAS, plans show concrete walks around the building, six light poles (20' mounting height) near parking areas, grass filter strips around the pavement edges, a number of trees to be removed for the project with new trees and landscaping proposed, and existing trees along Grant Boulevard to remain; and
- WHEREAS, utility plans indicate existing public water and sewer connections from Grant Boulevard will be capped and reused; the site is located in the Metropolitan

Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-125

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Golden Corral GCCNY Partners, Inc. for the property located at 115 Simon Drive Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to construct a restaurant (Golden Corral) on a vacant 3.39-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the site is located on a vacant outparcel west of Lowe's and north of the credit union (SEFCU) facing Midler Avenue and Interstate Route 690; and
- WHEREAS, the Site Plan dated March 18, 2016 shows a proposed 11,097 square foot building (400 seat capacity) with 300 surrounding parking spaces, most of which would be facing Midler Avenue; the plan states 56 spaces are required based on square footage calculations; and
- WHEREAS, the plan shows two proposed connections to the internal drive by Lowe's and a connection to the drive serving the credit union (labeled a "public road per tax map") off of Simon Drive; Simon Drive is the main drive serving the plaza which dead ends at Lowes and connects to Midler Avenue via signalized intersection; and
- WHEREAS, the Environmental Assessment Form dated March 17, 2016 notes 2.472 acres will be physically disturbed by the project and that "stormwater will be collected on site and conveyed to an existing stormwater management pond on the adjacent property, which was previously sized to accommodate the future development of this parcel"; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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E-mail Address: countyplanning@ongov.ne

WHEREAS, the EAF notes the site was formerly Midler City Industrial Park, and the current owner completed remediation in 2008 per a Brownfield Cleanup agreement; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, submitted plans indicate several curbed islands in the main parking area, and surrounding lawn; concrete paths are shown around the building; no further pedestrian accommodations are indicated; and

WHEREAS, the city application notes signage plans will be submitted separately; elevation and finish details indicate typical franchising building signage, materials, and colors; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board further encourages the City and applicant to work to minimize pavement, incorporate green infrastructure, and install additional landscaping, in order to minimize stormwater runoff from such an intensely impervious surface.

4. The Board encourages the City and applicant to minimize the scale of signage on site, and to minimize the franchise-style branding of the building itself, which may affect future use of the building.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-126

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Cynthia & Inghram Plumpton for the property located at 3990 Coye Road in the Town of LaFayette; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Coye Road and Eager Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 112.55-acre parcel into two new lots, Lot 2A (3.65 acres) and Lot 2B (108.9 acres) in an Agricultural-Residential (AR) zoning district; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-16-1) from the Town of LaFayette, requiring all access to the proposed and future development of these lots be through a single right-of-way, which had also been noted in a 2004 subdivision referral (S-104-35); the Board further advised the Town to consider the long-term effects of subdividing road frontage lots within rural areas, and to require an Agricultural Data Statement pursuant to state law; and
- WHEREAS, per the Preliminary Plan revised on January 27, 2016 and aerial photography, proposed Lot 2B contains an existing house, farm buildings, and active farmland, and proposed Lot 2A is in the location of farmland adjacent to existing Lot 1 created in the 2004 subdivision; the plan states a house will be built on proposed Lot 2A in the future; and
- WHEREAS, the plan shows proposed Lot 2A with 150' of frontage which spans the Y-intersection where Coye Road and Eager Road merge; no proposed access to proposed Lot 2A is shown on the plan; the prior referral included a letter from the Onondaga County Department of Transportation dated August 25, 2015 noting conditional approval for a driveway, that "no driveway shall be constructed within 80 feet of a road intersection," and that the proposed driveway for proposed Lot 2A must be moved to the far north of the proposed property line with at least 10 feet between the edge of the driveway and the property line; and
- WHEREAS, the plan shows proposed Lot 2B with frontage on Coye Road north of existing Lot 1 and on Eager Road south of proposed Lot 2A; aerial photography shows at least three driveways on Coye Road; the plan further indicates a 60' wide right-of-way on Eager Road at the southernmost part of proposed Lot 2B's frontage, crossing a stream which runs through the site; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the plan includes a note which states proposed Lot 2A is not intended to be a residential building lot as of the date of the Onondaga County Health

Department endorsement, but that a preliminary investigation indicates the lot is likely suitable for future on-site sewage disposal and water supply, to be approved by the Department prior to the issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site and adjacent and neighboring farm operations are located in New York State Agricultural District 1; and

WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Barbara Caza for the property located 8236 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Caughdenoy Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to allow horses on a 4.7-acre lot in a Residential-Agricultural (RA-100) zoning district, where a minimum of 5 acres are required; and
- WHEREAS, the Location Survey dated July 2, 2012 shows an existing 1-1/2-story frame house and a metal and frame barn near the Caughdenoy Road frontage; per aerial photography and tax maps, surrounding properties are residential and the remainder of the site contains vacant wooded land with rear frontage along a large vacant wooded parcel on Stearns Road; and
- WHEREAS, no information was provided regarding the number of horses to be kept on site or where and how they will be kept; per town code, for lots over five acres in the RA-100 district, there is no limit on the type or number of farm animals maintained as pets by a residents within their respective residential properties; and
- WHEREAS, the survey shows an existing tarvia driveway on Caughdenoy Road serving the house, and aerial photography shows an additional dirt driveway on Caughdenoy Road opposite Dandelion Way, the local road serving the Country Meadow subdivision; any existing or proposed access to Caughdenoy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and private septic; the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Per the Onondaga County Soil and Water Conservation District and adhering to best practice recommendations for grazing of livestock, the Town is strongly encouraged to limit the number of animals permitted on the property to no more than one per acre and to submit a detailed plan from the applicant that outlines the following: how and where the animals will be kept, how the

applicant will maintain adequate vegetation on site, and how and when animal waste will be managed and disposed. Out of sensitivity to neighbors, the Town is further advised to ensure these conditions are met by reviewing the variance on an annual basis. Finally, the Board encourages the Town to incorporate best practices for the housing of animals into the Town Zoning Code.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located Village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village Zoning Code to clarify the rules pertaining to the use of portable signs; and
- WHEREAS, per the referral materials, portable signs are to be prohibited for commercial or business advertising purposes, eliminating an area in which certain business owners have attempted to circumvent the existing code; and
- WHEREAS, per the referral materials, provisions for community event bulletin boards will be made as an alternative, which the proposed code states will be allowed in locations approved by the Board of Trustees by reservation with the Village Clerk, with up to four 2' x 2' event signs per board, to be posted for no more than five days; the code notes these signs may not promote commercial or business activities; and
- WHEREAS, per an email from the Village dated April 14, 2016, the proposed new restrictions do not apply political campaign signage; and
- WHEREAS, the proposed code will also restrict temporary signs to on premises placement (formerly allowed off premises as well) and removes gasoline service station signs and highway banners as permitted signs; and
- WHEREAS, there are currently no gas stations located within the Village, however existing code allows vehicular service uses (including gas stations) by special use permit in the Commercial (C) zoning district, which is located in the northwestern portion of the Village; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Village is advised to ensure adequate signage regulations remain in place for gas service stations until any conflicts within the code are addressed regarding their continued allowed use in the Commercial (C) zoning district.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-129

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located Village-wide; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing to amend Village Code with respect to parking meter locations and municipal parking rates; and

WHEREAS, per the referral materials, metered parking zones will be extended to two new locations: both sides of West Genesee Street from Hannum Street to Orchard Road, and the west side of West Lake Street 500 feet south of West Genesee Street; and

WHEREAS, per the referral materials, the proposed code will also permit the Village Board of Trustees to set the rates of parking meters and municipal parking lots by resolution rather than by local law; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-130

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Marcellus Planning Board at the request of Peter & Dena Beratta for the property located at 4303 Slate Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 175, a state highway, Slate Hill Road and Pleasant Valley Road, both county roads, and the municipal boundary between the Town of Marcellus and the Village of Marcellus; and
- WHEREAS, the applicant is proposing to renovate an existing building on a 1.175-acre lot in a Business (B-1) zoning district, in order to open a barber shop and a yoga studio; and
- WHEREAS, the site is located along Slate Hill Road just east of Marcellus Park and Nine Mile Creek; surrounding properties include an adjacent single-family home, commercial properties, and an Onondaga County Department of Transportation highway facility; and
- WHEREAS, the Existing/Proposed Site Plan dated March 9, 2016 shows an existing one-story building (3,200 square feet), a proposed new entry vestibule addition (80 square feet), a proposed 5' wide sidewalk along the side, 12 parking spaces in front (partially over an existing concrete slab), and a rear gravel area to be used for overflow parking; and
- WHEREAS, aerial photography shows the site has one existing driveway on Slate Hill Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan indicates 75.5% of the site is pervious stone, grass, and undeveloped, and the local application notes no changes to grades will be made excepting the proposed sidewalk; the Environmental Assessment Form dated March 29, 2016 notes storm water will be directed to an existing catch basin installed by the County toward the rear of the property; per the Onondaga County Department of Transportation, the County has no record of any county-owned drainage infrastructure in this location; and
- WHEREAS, per aerial photography, the majority of the site appears to be cleared gravel, some of which is contiguous to a portion of a neighboring residential/commercial parcel which runs behind the rear yard of the three properties directly to the south; and
- WHEREAS, the plan shows three trees, a stonewall, and hedge row buffering the adjacent single-family parcel to the south; and
- WHEREAS, the site is served by public water and an private septic system; the plan shows a septic area behind the building, with the location of the tank and leech field to be field verified; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Slate Hill Road will be permitted, and a permit is required for any work in the county right-of-way.
2. Per the Onondaga County Department of Transportation, the Town and applicant are further advised that any proposed parking must be at least 33' from the centerline of Slate Hill Road, and no parking, loading, or backing of vehicles into the county right-of-way will be permitted.
3. The applicant is encouraged to provide additional landscaping and/or to replace unused gravel areas with lawn, in order to mitigate excess runoff near Nine Mile Creek.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-131

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Steve & Pat Walburger for the property located at 847 Old State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31 and Interstate Route 90 (New York State Thruway), both state highways, Old State Route 31 and McDowell Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a 24' x 36' storage addition to an existing 40' x 72' building containing a cabinet shop on a 6.874-acre parcel located in Industrial and Agricultural zoning districts; and
- WHEREAS, the Site Survey Map dated March 22, 2016 shows a one-acre area of the overall parcel zoned Industrial at the northwest corner of the site which contains an existing building, a proposed rear addition, an existing stone parking area, and a proposed extension of the driveway area along the addition; and
- WHEREAS, a note on the survey states the existing building and proposed addition consist of "pole construction, truss roof construction with steel siding"; and
- WHEREAS, the map shows the remaining 5.874 acres of the parcel to contain vacant field within the Agricultural zoning district bordering the New York State Thruway to the south; and
- WHEREAS, the map shows both portions of the site with frontage on Old Route 31, and the existing building with an existing driveway, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the map shows existing wire fence along the southern and eastern site boundaries, and a bush hedge row along the northern boundary; per the map, there is one light each on the front and the side of the existing building, and an additional light is proposed on the side of the addition; and
- WHEREAS, the Onondaga County Agricultural Districts map shows farmland in New York State Agricultural District 3 located north of the site across Shants Road; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and
- WHEREAS, the site served by private water and septic and is located outside the

Onondaga County Sanitary district; the map shows an existing 750 gallon water tank, an existing leach field behind the proposed addition, and notes there is an existing 1,000 gallon septic tank; the Environmental Assessment Form dated April 9, 2016 notes no new utility connections are required for the project; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no additional access to Old Route 31 will be permitted, and the applicant is required to obtain a permit prior to any proposed work within a county road right-of-way.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of AAA Quick Plows & Lawns, Inc. for the property located at 6466 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road, a county road; and
- WHEREAS, the applicant is proposing to operate a landscaping/lawn maintenance and snowplowing company out of existing residential-style buildings on a 0.36-acre lot in an Industrial zoning district; and
- WHEREAS, the site is located on East Taft Road between Northern Boulevard and Schuyler Road, in an area characterized by industrial properties with some remaining single-family homes; and
- WHEREAS, the Site Plan revised March 25, 2016 shows an existing 1-1/2-story frame house, a proposed trailer storage area behind the house, an existing detached frame garage, a proposed plow storage area next to the garage, and a proposed gravel parking area with four spaces in the front yard setback; the plan states the required front yard setback is 75' and shows the existing house set back 57.1' from the centerline; and
- WHEREAS, per the referral materials, the business has 3-10 employees and the applicant plans to use the house building for an office and storage, and the garage and adjacent areas for vehicle storage and repair; in addition to five lawn mowers and other lawn equipment, it is noted that the applicant has five pickup trucks with snow plows/tailgate salters and two trailers (10' long and 16' long); and
- WHEREAS, the plan shows an existing asphalt driveway on East Taft Road, which aerial photography suggests is somewhat undelineated; any existing or proposed access to East Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral materials note that the applicant is proposing to paint the buildings, install new windows, clear brush and debris, and fill an exposed well in the front yard; the plan shows existing trees buffering the site from adjacent properties; and
- WHEREAS, the plan shows the location of a proposed sign in front of the house (5' x 8') in the front yard setback which the materials indicate would be in a plain block monument style on two posts formed with pavers in a small mulched area, with external lighting from below; and
- WHEREAS, the site is served by public water and sewers which flow to the Metropolitan Wastewater Treatment Plant via the Ley Creek Pump Station; the plan shows a sanitary sewer easement along the back, side and front (a portion) of the

site, and sanitary sewer lines coming into the site from the south; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, no parking, loading, servicing, or backing of vehicles into the county right-of-way will be permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The Town should ensure that the proposed plans for equipment storage meet any Onondaga County plumbing requirements for floor drains and prevent untreated runoff from entering the storm water management system.
4. The Town may wish to limit the extent of vehicle and equipment storage on the parcel, given its small size, and is advised to ensure there is adequate screening of parking, vehicle/equipment storage, and repair areas, in order to minimize visibility from East Taft Road.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Manishaben Patel for the property located at 8019 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31 and New York State Route 298, both state highways, and the municipal boundary between the Town of Cicero and the Town of Sullivan, and the boundary between Onondaga County and Madison County; and
- WHEREAS, the applicant is requesting an area variance to install three LED and electronic message signs at an existing gas station (Sunoco) and convenience store (Suntrac) on a 0.423-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located in Bridgeport at the commercial intersection of Route 298 and Route 31, beside the Route 31 bridge over Chittenango Creek to the east; and
- WHEREAS, the Variance Map dated March 30, 2016 shows an existing concrete block & wood building, two adjacent parking spaces (partially encroaching on the adjacent parcel), a concrete area with canopy and gas pumps, an additional concrete area, and several monitoring wells; and
- WHEREAS, the plan further shows surrounding asphalt and gravel areas which continue onto the adjacent parcels to the west and east, including in the location of ingress and egress easements (one on each side); two existing driveways are shown on Route 31, partially on these easements, and which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a proposed relocated light stand with bollards within a curbed area at the front of the site (1' from the street line) to include one of the proposed signs, and an existing column under the gas canopy to house additional proposed signage (16.5' from the front street line); per the referral notice, a 20' setback from the street line is required for all signage; and
- WHEREAS, per a project description dated April 5, 2016, the relocated light pole will hold a 6' x 5' electronic message board, and the gas pump canopy post will hold a 5' x 10' electronic message board and a 3' x 4' price sign; no further details were included; and
- WHEREAS, the plan further shows one existing sign in the front curbed area which appears to encroach in the State right-of-way; per the New York State Department of Transportation, no structures are permitted within the State right-of-way; and

WHEREAS, per the New York State Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment; the regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the New York State Department of Transportation, no existing or proposed signs are permitted within the State right-of-way. The plans for any proposed signage should be submitted to the Department to ensure they do not obstruct sight distance, and the plan must be modified to reflect any State requirements.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover in the State right-of-way.

The Board also offers the following comments:

1. The New York State Department of Transportation and the Board note concerns about installing distracting signage on this curve, and advise against allowing signs with variable messages in this location. At a minimum, the Town is strongly discouraged from approving multiple electronic messaging signs on one site, which could set a negative precedent for other sites within the Town.
2. The New York State Department of Transportation and the Board further encourage adherence to state requirements for electronic messaging signs, specifically advising the Town to require a minimum message display time of eight seconds, instant message transitions, and maximum brightness levels for day and night.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 27, 2016

OCPB Case # Z-16-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Peter N. Talev for the property located at 8033 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow the parking spaces in the front of an existing office building to be accessed directly from a public highway (U.S. Route 11) on a 0.24-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-423) to add rear parking and an additional driveway at the existing office building on site, requiring the applicant to coordinate access to Route 11 with the New York State Department of Transportation; and
- WHEREAS, the Variance Map dated March 29, 2016 shows an existing concrete block building (3,361 square feet) fronting U.S. Route 11 with an existing 15' x 44' rear wood addition, eight proposed rear parking spaces, and four proposed front yard parking spaces which would require backing into the State right-of-way; and
- WHEREAS, the plan shows the site with undelineated access to Route 11, with a proposed one-way circulation loop indicated around the building which would include the addition of asphalt along the southern side of the building; any existing or proposed access to Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows a proposed 11'-wide egress to the adjacent parking lot for the AutoZone to the north; an ingress, egress, and drainage easement with the AutoZone parcel is indicated along the rear (western) boundary of the subject parcel; and
- WHEREAS, the prior referral indicated building sign spaces for two tenants, as well as an existing freestanding sign and on-site directional signage; and
- WHEREAS, the prior referral also indicated proposed sidewalks within the State right-of-way, to connect to existing sidewalks on adjacent parcels to the north and south; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must continue coordinating with the New York State Department of Transportation regarding access and sidewalks on site, and the Town must not act on the proposed variance application until appropriate mitigation measures to ensure safe access to Route 11 have been determined.

The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.